Exhibit 1

Yellowstone County Rural Special Improvement District No. (858C)

District Summary

District Name: Yellowstone County Rural Special Improvement District No. 858C
District Location: Vista Buttes Subdivision
District Parcels: 15 parcels
District Activities: Pavement Overlay (Vista Loop Dr., Pond Rd.)
District Costs: $93,891.13 estimated total
District Assessment Method: Per parcel
District Assessment: Annual assessment $1,004.67 per parcel estimated
District Duration: 7 years
District Engineer: Michael Black, PE – Yellowstone County Public Works Department

District Name:
The name of the District shall be Yellowstone County Rural Special Improvement District No. 858C.

District Location:
Yellowstone County Rural Special Improvement District No. 858C shall include the parcels in Vista Butte Subdivision. Attached is a map of Yellowstone County Rural Special Improvement District No. 858C (EXHIBIT A).

District Parcels:
Yellowstone County Rural Special Improvement District No. 858C shall include 15 parcels in Vista Butte Subdivision. The parcels benefited by the paving of the roads shall be included in the District. Attached is a list of the legal description of each parcel and the current owner of each parcel in Yellowstone County Rural Special Improvement District No. 858C (EXHIBIT B).

District Activities:
Yellowstone County Rural Special Improvement District No. 858C shall overlay various roads (Vista Loop Dr., Pond Rd.). Yellowstone County Rural Special Improvement District No. 761M shall maintain the roads.

District Costs:
The Yellowstone County Public Works Department estimates it will cost approximately $93,891.13 to pave (overlay) the roads. This is only the cost to pave (overlay) the roads. It does not include the cost to maintain the roads. The actual cost to pave (overlay) the roads may be more or less. The exact cost to pave the roads shall be determined when the County awards the contract to pave the roads. The Public Works Department estimates the annual cost to maintain the roads to be approximately $400.00. Attached is an explanation of the cost to pave and maintain the roads (EXHIBIT C).

District Assessment Method:
Yellowstone County Rural Special Improvement District No. 858C shall use the per parcel method of assessment to finance the construction of the roads. If the number of parcels increases during the term of the District, the maintenance assessment district (RSID 761M) shall be modified to account for the increased number of parcels.

District Assessment:
The Yellowstone County Finance Department estimates that annual assessment per parcel for the construction would be approximately $1,004.67. The assessment would appear on the tax statements for the properties. A property owner would have the option to prepay the construction assessment or pay the assessment over 7 years. Attached is an explanation of the calculation of the assessment for the construction costs (also EXHIBIT C).

District Duration:
Yellowstone County Rural Special Improvement District No. 858C shall exist for 7 years. The Yellowstone County Finance Department calculated it would take 7 years for the property owners to pay for the construction of the roads.

District Engineer:
Michael Black, PE, a civil engineer with the Yellowstone County Public Works Department, shall be the District Engineer for Yellowstone County Rural Special Improvement District No. 858C. As needed, the Yellowstone County Board of County Commissioner shall appoint a District Engineer. The District Engineer shall manage the construction and maintenance of the roads. The District Engineer shall keep the Board advised of construction and maintenance of the roads.

Yellowstone County Public Works Department
Attn: Michael Black, PE
P.O. Box 35024
Billings Montana, 59107-5024
(406) 256-2735
mblack@co.yellowstone.mt.gov

Attachments
       Map (EXHIBIT A)
       Properties and Property Owner Lists (EXHIBIT B)
       Construction and Maintenance Cost Estimate (EXHIBIT C)
       Assessment Estimate (EXHIBIT C)